



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-6
AGENDA DATE: Thu 01/15/2004
PAGE: 1 of 1

SUBJECT: C14-03-0160 - Reserve at Northwood - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 3100 West Parmer Lane (Walnut Creek Watershed) from development reserve (DR) district zoning to single family residence standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot-conditional overlay (SF-2-CO) district zoning. Applicant: Saginaw Partners, Ltd. (Lan Bentsen, Trustee). Agent: John R. Jones, P.C. (John R. Jones). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0160

Z.A.P. DATE: December 2, 2003
December 16, 2003

ADDRESS: 3100 West Parmer Lane

OWNER/APPLICANT: Saginaw Partners, Ltd. **AGENT:** John R. Jones, P.C.
(Lan Bentsen, Trustee) (John R. Jones)

ZONING FROM: DR **TO:** SF-2 **AREA:** 18.746 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

12/2/03: Postponed to 12/16/03 by staff due to notification problems.

12/16/03: Approved SF-2-CO zoning, with condition limiting the site to 38 residential units (7-1, J. Martinez-Nay, C. Hammond-absent); J. Cortez-1st, M. Whaley-2nd.

DEPARTMENT COMMENTS:

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build single-family residential homes. The applicant plans to access the proposed residential area off of Palfrey Drive from the Northwood-Section 6 Subdivision, located to the west. The owner is aware that there is floodplain along the eastern and western boundaries of this tract of land.

The property in question is part of the North Lamar Area Study, which was approved by the City Council on October 3, 1985. The area study recommends Multi-family Residential land use for this site and Single-Family Residential land use for the property to the east and south of this site. The staff believes that conditions in this area have changed since the area study was completed because of the development of Parmer Lane. Parmer Lane is now an arterial roadway that flows from east to the west and is elevated as it passes over the Mopac Expressway North, the International & Great Northern Railroad, and the Walnut Creek Tributary. These conditions prohibit the property in question from taking direct access to Parmer Lane. Therefore, the staff believes that the proposed request for single-family zoning for this site is appropriate because the property will take access through an existing single-family residential neighborhood to the west.

The applicant agrees with the Zoning & Platting Commission recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	SF-6	Single-Family Residence
<i>South</i>	RR, SF-6	Undeveloped Tract, Baseball Field
<i>East</i>	RR, LO	Undeveloped, Railroad
<i>West</i>	RR, SF-2	Undeveloped, Single-Family Residential Neighborhood

AREA STUDY: North Lamar Area Study

TIA: Not Required

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

- 4 - Angus Valley Area Neighborhood
- 52 - Northwood Neighborhood Association
- 86 - Walnut Crossing Neighborhood Association
- 114 - North Growth Corridor Alliance

SCHOOLS:

Summitt Elementary School
 Westview Middle School
 Connally High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2145	IP to IP-CO	8/15/00: Approved staff rec. of IP-CO (8-0), with conditions that terms of 12/20/99 MTG/Agreement between applicant and neighborhood association be part of the zoning (8-0, SA-Off dias)	9/28/00: Approved IP-CO (7-0); 1 st reading
C14-93-0093	GR-CO to SF-6	8/17/93: Approved SF-6 (5-0)	9/2/93: Approved SF-6 (5-0); all 3 readings
C14-93-0049	DR to MF-2	6/29/93: Postponed indefinitely (8-0)	12/29/93: Administrative- Expired
C14-93-0046	SF-6 to MF-3	11/16/93: Postponed by staff/applicant to 11/30/93 (6-0)	11/18/93: Withdrawn by applicant
C14-85-149		12/15/98: Approved staff's rec. of restrictive covenant amendment (7-0)	1/14/99: Approved PC rec. of amending restrictive covenant w/conditions (7-0)

RELATED CASES: C14-93-0049 – Expired

C14-85-149 – North Lamar Area Study Restrictive Covenant Amendment

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Parmer Lane	200'	2@40'	Arterial	N/A

CITY COUNCIL DATE: January 15, 2004

ACTION:

ORDINANCE READINGS: 1st

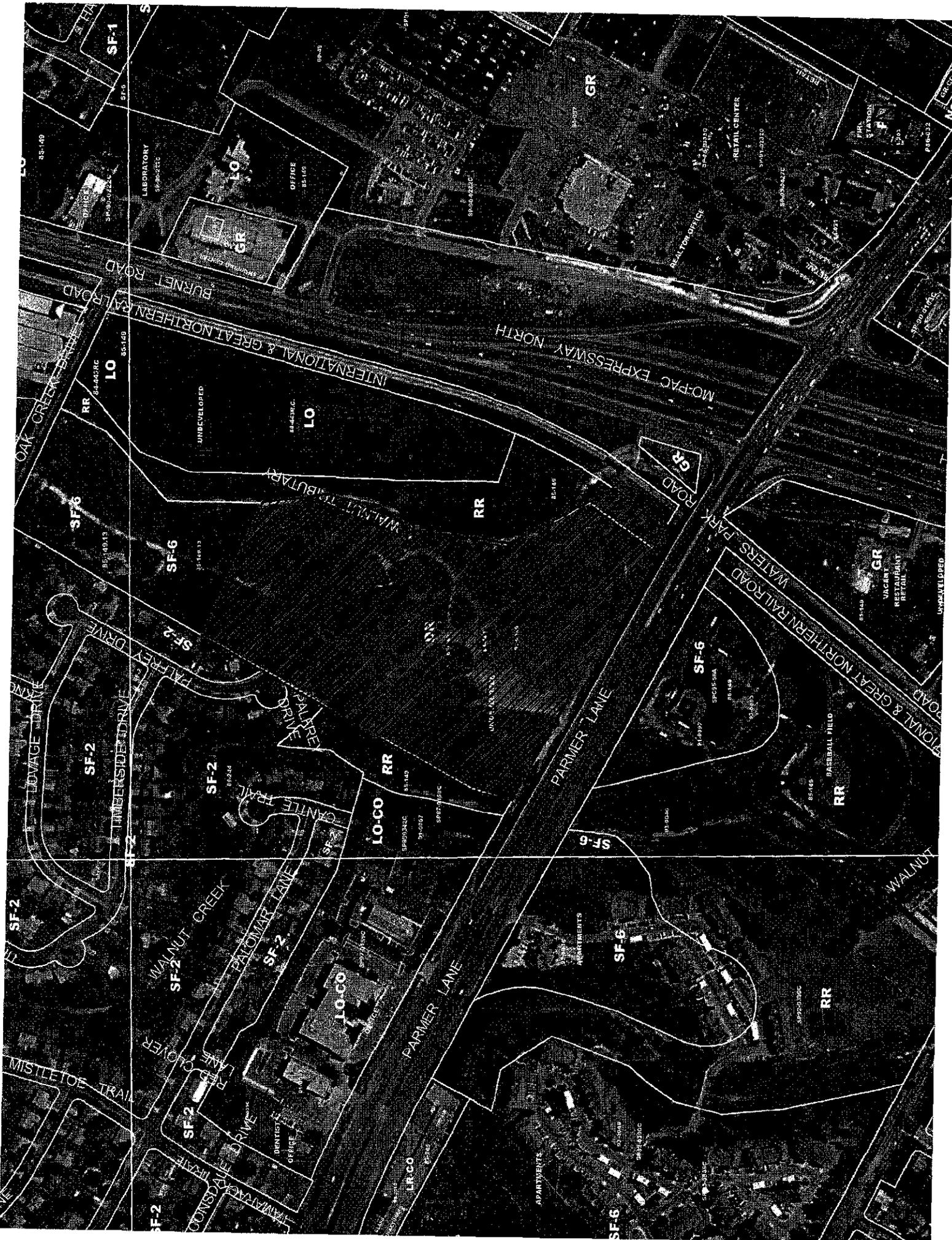
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



SF-1

SF-5

GR

BURNET ROAD

INTERNATIONAL & GREAT NORTHERN RAILROAD

MO-PAC EXPRESSWAY NORTH

LO

RR

UNDEVELOPED

LO

RR

SF-6

SF-6

SF-2

LO-CO

RR

PARMER LANE

SF-6

RR

UNDEVELOPED

GR

VACANT RESTAURANT RETAIL

RR

BASEBALL FIELD

RR

UNDEVELOPED

RR

UNDEVELOPED

RR

UNDEVELOPED

RR

UNDEVELOPED

RR

UNDEVELOPED

RR

MISTLETOE TRAIL

WALNUT CREEK

WALNUT TRUBURY

PALMYRE DRIVE

PALMYRE LANE

PARMER LANE

WALNUT

WATERS PARK

STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

BACKGROUND

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build single-family residential homes. The applicant plans to access the proposed residential area off of Palfrey Drive from the Northwood-Section 6 Subdivision, located to the west. The owner is aware that there is floodplain along the eastern and western boundaries of this tract.

The property in question is part of the North Lamar Area Study, which was approved by the City Council on October 3, 1985. The area study recommends Multi-family Residential land use for this site and Single-Family Residential land use for the property to the east and south of this site. The staff believes that conditions in this area have changed since the area study was completed because of the development of Parmer Lane. Parmer Lane is now an arterial roadway that flows from east to the west and is elevated as it passes over the Mopac Expressway North, the International & Great Northern Railroad, and the Walnut Creek Tributary. These conditions prohibit the property in question from taking direct access to Parmer Lane. Therefore, the staff believes that the proposed request for single-family zoning for this site is appropriate because the property will take access through an existing single-family residential neighborhood to the west.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The SF-2 zoning district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

2. *The proposed zoning should promote consistency, and orderly planning.*

The SF-2 zoning district would be compatible and consistent with the surrounding uses because there is SF-2 zoning to the west of this site. In addition, there is SF-6 zoning located along Oak Creek Drive bordering north side of this tract. The property in question will take access to Palfrey Drive, through the existing single-family residential neighborhood to the northwest.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-2 zoning district would allow for a fair and reasonable use of the site. The size of the proposed area (18.746 acres) would allow for a maximum of 142 single-family residential lots to be constructed on the property.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and has a large concentration of trees to the north. The property slopes to the southeast and contains floodplain along the eastern border. According to GIS

information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is floodplain within, or adjacent to the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone should be limited to 30%.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

No additional right-of-way is needed at this time. Additional right-of-way will be required with the subdivision and/or site plan.

The trip generation under the requested zoning is estimated to be 1,350 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is not available within 1/4 mile of this property.

Parmer Lane is classified in the Bicycle Plan as a Priority 1 bike route. (Route #2)

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Parmer Lane	200'	2@40'	Arterial	N/A

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

The applicant is requesting SF-2 zoning. Compatibility regulations are not applicable.



City of Austin, Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: November 21, 2003
Mailing Date of First Notice: November 7, 2003

File Number: C14-03-0160

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) 3100 West Parmer Lane

PROPOSED ZONING CHANGE:

FROM: DR--Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

TO: SF-2--Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

OWNER: Saginaw Partners, Ltd. (Lan Bentsen, Trustee)

PHONE: (713) 585-3233

AGENT: John R. Jones, P.C.

PHONE: (713) 750-0092

ZONING & PLATTING COMMISSION HEARING DATE: December 2, 2003 **TIME:** 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Sherri Gager at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-3057. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0160-SG

Zoning & Platting Commission Hearing Date: December 2, 2003

Name (please print) Peter Thomsen

I am in favor
(Estoy de acuerdo)

Address 12714 Palfrey Dr. Austin TX 78707

I object
(No estoy de acuerdo)

I think Palfrey Dr. is too small a street to handle the number of homes being proposed. Typically there is only one lane in several spots making it very difficult to see children playing. In addition there is a blind corner getting onto Palfrey Dr. that will most undoubtedly see a large increase in traffic and pedestrian accidents.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0160-SG

Zoning & Platting Commission Hearing Date: December 2, 2003

Name (please print) Brenda & Kevin Sasaki

I am in favor
(Estoy de acuerdo)

Address 12703 Timberlake Dr. Austin TX 78727

I object
(No estoy de acuerdo)

This would create more traffic on an already busy street with no other highway access other than Burnet Rd. or Parmer Lane. This area also frequently floods under the bridge and near the railroad tracks. Just not a good area for development of any kind.

Gager, Sherri

From: Barron, Emily
Sent: Tuesday, December 16, 2003 4:29 PM
To: Gager, Sherri
Subject: FW: Palfrey Drive

I re-did the trip gen and get 362 trips per day for 38du, just fyi

-----Original Message-----

From: Barron, Emily
Sent: Tuesday, December 16, 2003 4:07 PM
To: Gager, Sherri
Subject: Palfrey Drive

Sherri ~

Hi! Got your message... Here's the info on Palfrey Drive

ROW - 50'
PAVEMENT - 30'
CLASSIFICATION - Local

We are currently reviewing the preliminary plan associated with the zoning case. They are proposing 38 single family homes, which is approximately 425 trips per day. They have no other outlet options due to the grade Parmer is built at as well as the 100year flood plain to the east.

Hope that helps. I'll be there for sure. Let me know if you have any other questions.

~ Emily

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 3100 WEST PARMER LANE FROM
3 DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE
4 STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING
5 DISTRICT.
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from development reserve (DR) district to single family residence
11 standard lot-conditional overlay (SF-2-CO) combining district on the property described in
12 Zoning Case No.C14-03-0160, on file at the Neighborhood Planning and Zoning
13 Department, as follows:
14

15 A 18.746 acre tract of land, more or less, out of the Francisco Garcia Survey,
16 Abstract No. 60 in Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance,
18 (the "Property")
19

20 locally known as 3100 West Parmer Lane, in the City of Austin, Travis County, Texas, and
21 generally identified in the map attached as Exhibit "B".
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:
25

- 26 1. Development of the Property may not exceed 38 residential units.
- 27
- 28 2. Development of the Property may not exceed 2.03 residential units per acre.
29

30 Except as specifically restricted under this ordinance, the Property may be developed and
31 used in accordance with the regulations established for the single family residence standard
32 lot (SF-2) base district and other applicable requirements of the City Code.
33
34
35
36
37

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3
4 **PASSED AND APPROVED**

5
6
7
8 _____, 2004

§
§
§

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____

ATTEST: _____

14 David Allan Smith
15 City Attorney

Shirley A. Brown
City Clerk

18.746 Acres
 Francisco Garcia Survey, Abstract No. 60

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FIELD NOTES - PARCEL ONE

DESCRIPTION OF AN 18.746 ACRE TRACT LOCATED IN THE FRANCISCO GARCIA SURVEY, ABSTRACT NUMBER 60, TRAVIS COUNTY, TEXAS. SAID 18.746 ACRE TRACT BEING A PORTION OF THAT CALLED 33.098 ACRE TRACT DESCRIBED IN A DEED TO SAGINAW PARTNERS, LTD. AND RECORDED IN VOLUME 11863 PAGE 1797 REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. SAID 18.746 ACRE TRACT, AS SHOWN ON THE ACCOMPANYING PLAT, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with plastic 'Delta Survey' cap set in the north right-of-way (ROW) line of Parmer Lane (200' ROW), same being the southeast corner of Lot 7, Parmer Professional Center, a subdivision of record in Book 90 Page 212, Plat Records, Travis County, Texas, and also being the southwest corner of the said 33.098 acre Saginaw Partners tract, for the southwest corner of this tract and the **POINT OF BEGINNING**;

THENCE leaving said ROW line and with the east line of said Lot 7, same being the west line of said Saginaw Partners tract the following (4) four courses and distances;

1. N14°36'52"E a distance of 129.39 feet to a ½-inch iron rod found
2. N27°53'38"E a distance of 257.10 feet to a ½-inch iron rod found
3. N30°12'34"E a distance of 53.90 feet to a ½-inch iron rod found, and
4. N15°29'16"E a distance of 41.28 feet to a ½-inch iron rod found;

THENCE leaving said line and with the west line of said Saginaw Partners tract the following (4) four courses and distances;

1. N37°06'14"E a distance of 56.41 feet to a 60-D nail found
2. N27°54'50"E a distance of 73.09 feet to a ½-inch iron rod found
3. N35°07'24"E a distance of 59.64 feet to a ½-inch iron rod found, and
4. N43°10'00"W a distance of 9.12 feet to a ½-inch iron rod found for the southeast corner of Lot 20, Block D, Northwood Section Six, a subdivision of record in Book 80 Page 339, Plat Records, Travis County, Texas;

THENCE with the east line of said Northwood Section 6, same being the west line of said Saginaw Partners tract the following (2) two courses and distances;

1. N30°04'23"E a distance of 103.61 feet to a ½-inch iron rod found, and
2. N27°34'09"E a distance of 344.34 feet to a ½-inch iron rod with 'Delta Survey' cap set for the northwest corner of the said Saginaw Partners tract, same being the southwest corner of that 5.876 acre tract conveyed to Lillie and Paula Huber and recorded in Document Number 2000083385, Official Public Records, Travis County, Texas, for the northwest corner of this tract;

EXHIBIT A

18.746 Acres
Francisco Garcia Survey, Abstract No. 60

Page 2 of 3

THENCE with the south line of the said Huber tract, same being the north line of the said Saginaw Partners tract $S65^{\circ}44'25''E$ a distance of 441.52 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set for the southeast corner of the said Huber tract, same being in the west line of Lot 1, North Fork Crossing, a subdivision of record in Book 83 Pages 87D - 88A, Plat Records, Travis County, Texas;

THENCE with the west line of said Lot 1 and the east line of said Saginaw Partners tract the following (7) seven courses and distances;

1. $S00^{\circ}20'31''E$ a distance of 42.59 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set,
2. $S11^{\circ}27'10''E$ a distance of 163.52 feet to the centerline of a manhole cover,
3. $S10^{\circ}57'50''W$ a distance of 182.75 feet to the centerline of a manhole cover,
4. $S32^{\circ}34'04''W$ a distance of 125.59 feet to the centerline of a manhole cover,
5. $S07^{\circ}21'05''W$ a distance of 293.80 feet to the centerline of a manhole cover,
6. $S26^{\circ}19'11''E$ a distance of 198.36 feet to the centerline of a manhole cover,
and
7. $S30^{\circ}19'34''E$ a distance of 180.59 feet to a 1/2-inch iron rod found for the most southerly corner of said Lot 1, same being the west line of that tract of land conveyed to the City of Austin (COA) and recorded in Volume 9837 Page 414, Real Property Records, Travis County, Texas;

THENCE with the west line of the said COA tract, same being the east line of said Saginaw Partners tract, with the arc of a curve to the right, a distance of 167.53 feet, through a central angle of $05^{\circ}09'38''$, having a radius of 1860.08 feet, and whose chord bears $S35^{\circ}32'03''W$ a distance of 167.48 feet to a 1/2-inch iron rod in concrete;

THENCE continuing with the said common line, $S38^{\circ}06'57''W$ a distance of 36.57 feet to a 1/2-inch iron rod with plastic 'Delta Survey' cap set for the intersection of the west line of the said COA tract and the north ROW line of said Parmer Lane, same being the southeast corner of the said Saginaw Partners tract, for the southeast corner of this tract;

18.746 Acres
 Francisco Garcia Survey, Abstract No. 60

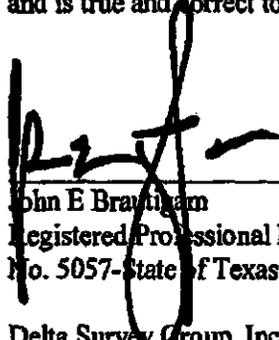
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THENCE with the north ROW line of Parmer Lane, same being the south line of the said Saginaw Partners tract, the following (2) two courses and distances;

1. With the arc of a curve to the left, a distance of 289.24 feet, through a central angle of 02°08'29", having a radius of 7739.26 feet and whose chord bears, N60°54'33"W a distance of 289.22 feet to a TXDOT brass disk found, and
2. N61°54'54"W a distance of 680.54 feet to the **POINT OF BEGINNING** and containing 18.746 acres of land, more or less.

BEARING BASIS: Texas State Plane Coordinate System, Central Zone, NAD83/HARN

I, John E Brautigam hereby certify that the foregoing description represents an on-the-ground survey performed under my direction and supervision during September 2003, and is true and correct to the best of my knowledge and belief.



 John E Brautigam
 Registered Professional Land Surveyor
 No. 5057 - State of Texas

10/28/03
 Date

Delta Survey Group, Inc.
 8213 Brodie Lane, Suite 102
 Austin, Texas 78745

